

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb or locality and postcode

30 Old Hordern Vale Access Apollo Bay VIC 3233

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price range between \$1,950,000 & \$1,990,000

Median sale price

Median price \$890,000 Property type House Suburb Realestate.com.au

Period - From 25.06.2024 to 25.06.2025 Source Realestate.com.au

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 13 Alice Court Apollo Bay	\$1,900,000	05.05.2025
2. 1090/1088 Barham River Road Apollo Bay	\$1,300,000	29.05.2025
3. 200 Busty Road Apollo Bay Vic 3233	\$2,350,000	22.04.2024

This Statement of Information was prepared on: 25.06.2025